



Apsley Way, Worthing, BN13

£575,000



Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Four Bedroom Detached House
- Modern Fitted Kitchen/ Dining/ Living Space
- Ground Floor Study & Ground Floor WC
- South Facing Lounge
- Two En-Suite Shower Rooms & Family Bathroom
- Off Road Parking
- Detached Garage
- Private Rear Garden
- Walking Distance To David Lloyd Leisure Facilities
- Close To Local Shopping Facilities

We are delighted to offer to the market this well-presented detached family home. The property offers four bedrooms, two re-fitted en suite shower rooms, a south-facing lounge, and a modern open-plan kitchen/dining/living space. Additional accommodation includes a ground floor study and a re-fitted WC. Externally, the property benefits from off-road parking, a detached garage, and a private rear garden. Ideally situated, the home is within easy reach of the A27 and A259, making it well suited for commuters.





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INTERNAL

The front door opens into a welcoming entrance hall providing access to all ground floor accommodation. The ground floor comprises a study and a re-fitted WC, along with access to the lounge and the open-plan kitchen/dining space. The lounge benefits from a south-facing bay-fronted window and features double doors leading through to the kitchen/dining area.

The contemporary kitchen is fitted with dove grey, handleless cabinetry and dark grey mottled worktops, and includes a range of integrated appliances comprising an induction hob, double oven with combination microwave, fridge, dishwasher and washing machine. Further features include a sink with drainer and a breakfast bar. A door provides side access to the garden, while the thermal glass conservatory offers additional living space with pleasant views over the garden and patio area, complemented by French doors opening out to the garden. Karndean flooring runs throughout the ground floor, with the exception of the lounge.

The first floor offers four well-proportioned double bedrooms. The principal bedroom benefits from fitted double wardrobes and a re-fitted en suite shower room comprising a walk-in shower, WC and wash hand basin. The second bedroom also enjoys the advantage of a re-fitted en suite shower room. The family bathroom is fitted with a bath with shower over, WC, wash hand basin with storage below, and a heated towel rail.

EXTERNAL

The property benefits from a generous paved driveway and a small front garden laid to lawn with electric car charging point. To the side is a detached garage with a roller door. To the rear, the landscaped garden features porcelain tiles, an elevated lawn, and a raised decked area with pergola, creating an attractive and versatile outdoor space ideal for entertaining and relaxation.

SITUATED

Situated in West Durrington, within a quiet close ideal for families, the property is conveniently located with The Laurels Primary School less than half a mile away and David Lloyd Health and Fitness Club just a short walk from the property. A range of further local amenities are close by, with Tesco supermarkets within approximately one mile. Worthing town centre, offering a range of shopping facilities, restaurants, pubs, cinema, theatre, and





Floor 0



Floor 1



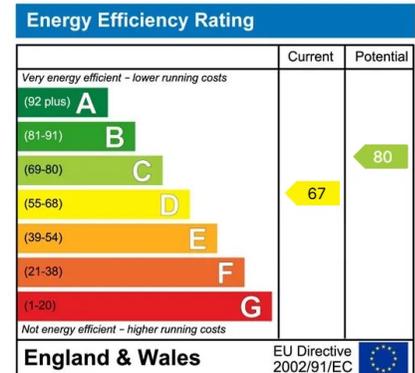
Approximate total area⁽¹⁾

1498.36 ft²
139.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.